

### **3.3**

## **RURAL RESIDENTIAL LOCALITY**



**TABLE 4A - Material Change of Use<sup>1</sup>**

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Assessment Criteria
<b>(a) Rural Use Classes continued:</b>		
<p><b>Farming:</b></p> <p><b>NOTE:</b> <i>Farming for animal husbandry for pigs is an inconsistent use (refer SO2 in 3.3.2)</i></p>	<p><b>Self assessable:</b> If for:</p> <p>(i) <i>Farming</i> except if involving:</p> <p>(1) on-farm processing, (2) irrigation services, or (3) a roadside stall;</p> <p>or</p> <p>(ii) animal husbandry if not exceeding an animal density of:</p> <p>(1) 1/ha for free ranged livestock excluding pigs, (2) 2/ha for goats, or (3) 2/ha for stabled hoofed animals.</p> <p><b>Code assessable:</b> If:</p> <p>(i) nominated as self assessable but unable to comply with an Acceptable Solution for the Applicable Code;</p> <p>or</p> <p>(ii) for on-farm processing or roadside stall;</p> <p>or</p> <p>(iii) for all other circumstances except if self assessable or impact assessable.</p> <p><b>Impact assessable:</b> If for:</p> <p>(i) <i>Farming</i> for animal husbandry for the keeping of more than:</p> <p>(1) 10 emus/ha, (2) for hoofed animals: 1. 1/ha free ranged, and 2. 2/ha stabled, or (3) 35 poultry;</p> <p>or</p> <p>(ii) agriculture involving irrigation services.</p>	<p><b>Applicable Codes:</b> <i>For self assessable development:</i> § Farming Code. <i>For assessable development:</i> § Rural Residential Locality Code; and § Farming Code; <b>AND</b> <i>For assessable development:</i> (i) If in a SMOA on SMOA maps 2A to 2D(i) inclusive: § Natural Features and Resources Overlay Code (ii) If in the IHS SMOA on SMOA map 2E(i) or in the SMOA on SMOA map 2E: § Community Facility Overlay Code</p>
<p><b>Forestry business:</b></p>	<p><b>Self assessable:</b> All except if assessable as follows.</p> <p><b>Code assessable:</b> If:</p> <p>(i) nominated as self assessable but unable to comply with an Acceptable Solution for the Applicable Code;</p> <p>or</p> <p>(ii) in a SMOA on SMOA maps 2B to 2D(i) inclusive;</p> <p>or</p> <p>(iii) in the IHS footprint SMOA shown on SMOA map 2E (i).</p> <p><b>Impact assessable:</b> All circumstances if in the RRC preferred land use area.</p>	<p><b>Applicable Codes:</b> <i>For self assessable development:</i> § Forestry Business Code. <i>For assessable development:</i> § Rural Residential Locality Code; and § Forestry Business Code; <b>AND</b> <i>For assessable development:</i> (i) If in a SMOA on SMOA maps 2B to 2D(i) inclusive: § Natural Features and Resources Overlay Code – Elements (b) to (h) (ii) If in the IHS footprint SMOA on SMOA map 2E(i): § Community Facility Overlay Code</p>

<b>TABLE 4A - Material Change of Use<sup>1</sup></b>		
Column 1 Defined Use	Column 2 Assessment Category	Column 3 Assessment Criteria
<b>(a) Rural Use Classes continued:</b>		
<p><b>Intensive animal husbandry:</b></p> <p><b>NOTE:</b> Uses for: - a dairy - feedlotting - a piggery - a poultry farm - aquaculture or emu farming in the RRC preferred land use area are inconsistent uses (refer SO2 of 3.3.2)</p>	<p><b>Code assessable:</b> All except if impact assessable as follows.</p> <p><b>Impact assessable:</b> If: (i) in the RRB preferred land use area for: (1) aquaculture, or (2) emu farming; or (ii) for a: (1) zoo, (2) aquarium, or (3) aviary.</p>	<p><b>Applicable Codes:</b></p> <p>§ Rural Residential Locality Code; and</p> <p>§ Animal Keeping and Intensive Animal Husbandry Code;</p> <p><b>AND</b></p> <p>(i) If in a SMOA on SMOA maps 2A to 2D(i) inclusive: § Natural Features and Resources Overlay Code</p> <p>(ii) If in the IHS footprint SMOA on SMOA map 2E(i): § Community Facility Overlay Code</p>
<p><b>Rural service industry:</b></p>	<p><b>Impact assessable:</b> All circumstances</p>	
<b>(b) Residential Use Classes:</b>		
<p><b>Accommodation building:</b></p> <p><b>NOTE:</b> Accommodation building is an inconsistent use (refer SO2 in 3.3.2)</p>	<p><b>Code assessable:</b> All circumstances</p>	<p><b>Applicable Codes:</b></p> <p>§ Rural Residential Locality Code; and</p> <p>§ Multiple Dwelling Unit, Accommodation Building and Retirement Village Code;</p> <p><b>AND</b></p> <p>(i) If in a SMOA on SMOA maps 2A to 2D(i) inclusive: § Natural Features and Resources Overlay Code</p> <p>(ii) If in the IHS footprint on SMOA map 2E (i) or in the SMOA on SMOA map 2E: § Community Facility Overlay Code</p>

<b>TABLE 4A - Material Change of Use<sup>1</sup></b>		
Column 1 Defined Use	Column 2 Assessment Category	Column 3 Assessment Criteria
<b>(b) Residential Use Classes continued:</b>		
<p><b>Bed and breakfast:</b></p> <p><b>Dwelling house:</b></p> <p><b>Estate office:</b></p> <p><b>Relatives unit:</b></p> <p><b>NOTE:</b></p> <p><i>Uses for more than 1 Dwelling house (or a Dwelling house and a Caretakers residence) on a lot are an inconsistent use (refer SO2 in 3.3.2)</i></p> <p><i>Uses for Bed and Breakfast, Dwelling House, Estate Office and Relatives unit are inconsistent uses if within the buffer around High Impact Industry sites identified on SMOA Map 2D(i)</i></p>	<p><b>Self assessable:</b></p> <p>All except if assessable as follows.</p> <p><b>Code assessable:</b></p> <p>If:</p> <p>(i) nominated as self assessable but unable to comply with an Acceptable Solution for the Applicable Code;</p> <p>or</p> <p>(ii) in the SMOA shown on SMOA map 2E(i) for:</p> <p>(1) the ATOS except at Taabinga, or</p> <p>(2) the IHS at Taabinga;</p> <p>or</p> <p>(iii) for more than 1 <i>Dwelling house</i> (or a <i>Dwelling house</i> and <i>Caretakers residence</i>) on a lot;</p> <p>or</p> <p>(iv) for an <i>Estate office</i>.</p>	<p><b><u>Applicable Codes:</u></b></p> <p><i>For all levels of assessment:</i></p> <p>(i) For Relatives Unit:</p> <p>§ Dwelling House, Relatives Unit and Caretakers Residence Code – Elements (a), (b), (d), (e) and (g).</p> <p>(ii) For Bed and Breakfast:</p> <p>§ Bed and Breakfast and Small Scale Tourist Facility Code.</p> <p>(iii) For Dwelling House:</p> <p>§ Dwelling House, Relatives Unit and Caretakers Residence Code – Elements (a), (b), (e), (g) and (h).</p> <p>(iv) If in a SMOA on SMOA map 2B showing bushfire areas:</p> <p>§ Natural Features and Resources Overlay Code – Element (b)(ii);</p> <p><b>AND</b></p> <p><i>For assessable development:</i></p> <p>§ Applicable Codes nominated above; and</p> <p>§ Rural Residential Locality Code – Elements (a), (c)(i) O6 and S6.2, (iii) to (vi) and (g); and</p> <p>(i) If in a SMOA on SMOA map 2E(i):</p> <p>§ Community Facility Overlay Code</p>
<p><b>Caretakers residence:</b></p>	<p><b>Code assessable:</b></p> <p>All circumstances</p>	<p><b><u>Applicable Codes:</u></b></p> <p>§ Rural Residential Locality Code – Elements (a), (c)(i) O6 and S6.2, (iii) to (vi) and (g); and</p> <p>§ Dwelling House, Relatives Unit and Caretakers Residence Code – Elements (a), (b), (e), (f) and (g);</p> <p><b>AND</b></p> <p>(i) If in a SMOA on SMOA map 2B showing bushfire areas:</p> <p>§ Natural Features and Resources Overlay Code – Element (b)(ii)</p> <p>(ii) If in the IHS footprint SMOA on SMOA map 2E(i):</p> <p>§ Community Facility Overlay Code</p>
<b>(b) Residential Use Classes continued:</b>		

<b>TABLE 4A - Material Change of Use<sup>1</sup></b>		
<b>Column 1 Defined Use</b>	<b>Column 2 Assessment Category</b>	<b>Column 3 Assessment Criteria</b>
<i>Home-based business:</i>	<p><b>Self assessable:</b> If in the RRB preferred land use area except if assessable as follows.</p> <p><b>Code assessable:</b> If:</p> <p>(i) nominated as self assessable but unable to comply with an Acceptable Solution for the Applicable Code;</p> <p>or</p> <p>(ii) in the IHS footprint SMOA on SMOA map 2E(i);</p> <p>or</p> <p>(iii) in the RRC preferred land use area.</p>	<p><b><u>Applicable Codes:</u></b></p> <p><i>For self assessable development:</i> § Home-based Business Code.</p> <p><i>For assessable development:</i> § Rural Residential Locality Code – Elements (a), (c)(iii) to (vi) and (g); and § Home-based Business Code; <b>AND</b> <i>For assessable development:</i> (i) If in the IHS footprint SMOA on SMOA map 2E(i): § Community Facility Overlay Code</p>
<p><i>Multiple dwelling unit:</i></p> <p><b>Code assessable:</b> All except if impact assessable as follows.</p> <p><b>Impact assessable</b> If for a <i>Multiple dwelling unit</i> involving only two dwelling units.</p> <p><b>NOTE:</b> <i>A Multiple dwelling unit involving more than two dwellings is an inconsistent use (refer SO2 in 3.3.2)</i></p> <p><b>Uses for Multiple Dwelling Unit is an inconsistent use if within the buffer around High Impact Industry sites identified on SMOA Map 2D(i)</b></p>	<p><b>Code assessable:</b> All except if impact assessable as follows.</p> <p><b>Impact assessable</b> If for a <i>Multiple dwelling unit</i> involving only two dwelling units.</p>	<p><b><u>Applicable Codes:</u></b></p> <p>§ Rural Residential Locality Code; and § Multiple Dwelling Unit, Accommodation Building and Retirement Village Code; <b>AND</b> (i) If in a SMOA on SMOA maps 2A to 2D(i) inclusive: § Natural Features and Resources Overlay Code (ii) If in the IHS footprint on SMOA map 2E (i) or in the SMOA on SMOA map 2E: § Community Facility Overlay Code</p>
<i>Other defined Residential uses not listed above:</i>	<p><b>Impact assessable:</b> All circumstances</p>	
<b>(c) Commercial Use Classes:</b>		

**TABLE 4A - Material Change of Use<sup>1</sup>**

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Assessment Criteria
<p><i>All defined Commercial uses:</i> <b>NOTE:</b> <i>All defined Commercial uses except for a:</i></p> <ul style="list-style-type: none"> <li>- Garden centre</li> <li>- Office</li> <li>- Small-scale tourist facility</li> <li>- Shop (under 50sqm in gross floor area)</li> <li>- Vet clinic</li> </ul> <p>are inconsistent uses (refer SO2 in 3.3.2)</p>	<p><b>Code assessable:</b> All except if impact assessable as follows.</p> <p><b>Impact assessable:</b> If:</p> <ul style="list-style-type: none"> <li>(i) in the RRC preferred land use area for <i>Garden centre</i>;</li> <li>or</li> <li>(ii) for a <i>Small-scale tourist facility</i>;</li> <li>or</li> <li>(iii) for a <i>Shop</i> (under 50sqm in gross floor area).</li> </ul>	<p><b>Applicable Codes:</b></p> <p>§ Rural Residential Locality Code;</p> <p><b>AND</b></p> <ul style="list-style-type: none"> <li>(i) If in a SMOA on SMOA maps 2A to 2D(i) inclusive:</li> </ul> <p>§ Natural Features and Resources Overlay Code</p> <ul style="list-style-type: none"> <li>(ii) If in the IHS footprint on SMOA map 2E(i) or in a SMOA on SMOA map 2E:</li> </ul> <p>§ Community Facility Overlay Code</p>
<b>(d) Industrial Use Classes:</b>		
<p><b>Borrow pit:</b></p> <p><b>NOTE:</b> <i>Borrow pits (large scale) are inconsistent uses (refer SO2 in 3.3.2)</i></p>	<p><b>Code assessable:</b> All except if impact assessable as follows.</p> <p><b>Impact assessable:</b> If for a <i>Borrow pit (small scale)</i> within 500m of the edge of land in the:</p> <ul style="list-style-type: none"> <li>(1) Residential Zone,</li> <li>(2) Community Expansion Zone,</li> <li>(3) Village A Zone, or</li> <li>(4) Rural Residential Zone.</li> </ul>	<p><b>Applicable Codes:</b></p> <p>§ Rural Residential Locality Code – all Elements except (b), (c)(i) and (ii) and (d); and</p> <p>§ Extractive Industry and Borrow Pit Code;</p> <p><b>AND</b></p> <ul style="list-style-type: none"> <li>(i) If in a SMOA on SMOA map 2C:</li> </ul> <p>§ Natural Features and Resources Overlay Code – Element (c) to (e) inclusive</p> <ul style="list-style-type: none"> <li>(ii) If in the IHS footprint SMOA on SMOA map 2E(i) or in a SMOA on SMOA map 2E:</li> </ul> <p>§ Community Facility Overlay Code</p>
<p><b>Landscape supplies:</b></p> <p><b>NOTE:</b> <i>Landscape supplies in the RRC preferred land use area are an inconsistent use (refer SO2 in 3.3.2)</i></p>	<p><b>Code assessable:</b> All circumstances</p>	<p><b>Applicable Codes:</b></p> <p>§ Rural Residential Locality Code;</p> <p><b>AND</b></p> <ul style="list-style-type: none"> <li>(i) If in a SMOA on SMOA maps 2A to 2D(i) inclusive:</li> </ul> <p>§ Natural Features and Resources Overlay Code</p> <ul style="list-style-type: none"> <li>(ii) If in the IHS footprint SMOA on SMOA map 2E(i) or in a SMOA on SMOA map 2E:</li> </ul> <p>§ Community Facility Overlay Code</p>



<b>TABLE 4A - Material Change of Use<sup>1</sup></b>		
Column 1 Defined Use	Column 2 Assessment Category	Column 3 Assessment Criteria
<p><b>NOTE:</b> Major utility is an inconsistent use unless it fulfils the circumstances for self assessment specified in Column 2 (refer SO2 in 3.3.2)</p>	<p>(ii) by a public sector entity in an existing building on land under Council's control in the following circumstances:</p> <ul style="list-style-type: none"> <li>(1) for not more than a 10% increase in gross floor area calculated from the commencement day,</li> <li>(2) outside the ATOS footprint for the airport shown on SMOA map 2E(i), or</li> <li>(3) not involving flood lighting.</li> </ul> <p><b>Code assessable:</b> If: (i) nominated as self assessable but unable to comply with an Acceptable Solution for the Applicable Codes; or (ii) for all other circumstances except if self assessable or impact assessable herein.</p> <p><b>Impact assessable:</b> If for a <i>Child-care centre</i>.</p>	<p>Code; <b>AND</b> <i>For assessable development:</i> (i) If in a SMOA on SMOA maps 2A to 2D(i) inclusive: § Natural Features and Resources Overlay Code (ii) If in a SMOA on SMOA map 2E(i) or in a SMOA on SMOA map 2E: § Community Facility Overlay Code</p>
<b>(f) Recreational Use Classes:</b>		
<b>Park:</b>	<b>Exempt:</b> All circumstances	Nil
<b>Other defined Recreational uses not listed above:</b>	<p><b>Self assessable:</b> If on Council controlled land except if:</p> <ul style="list-style-type: none"> <li>(1) for more than a 10% increase calculated from the commencement day:                             <ul style="list-style-type: none"> <li>1. in gross floor area, or</li> <li>2. in car parking demand,</li> </ul> </li> <li>(2) needing a liquor licence,</li> <li>(3) involving floodlighting, or</li> <li>(4) on land in the IHS footprint SMOA to the airport shown on SMOA map 2E(i).</li> </ul> <p><b>Code assessable:</b> If: (i) nominated as self assessable but unable to comply with an Acceptable Solution for the Applicable Code; or (ii) for all other circumstances except if self assessable or impact assessable herein.</p> <p><b>Impact assessable:</b> If for <i>Indoor sports facility</i>.</p>	<p><b>Applicable Codes:</b> <i>For all levels of assessment:</i> § Rural Residential Locality Code; <b>AND</b> <i>For assessable development:</i> (i) If in a SMOA on SMOA maps 2A to 2D(i) inclusive: § Natural Features and Resources Overlay Code (ii) If in the IHS footprint SMOA on SMOA map 2E(i) or in SMOA on SMOA map 2E: § Community Facility Overlay Code</p>
<b>(2) DEVELOPMENT FOR UNDEFINED USES:<sup>2</sup></b>		

<sup>2</sup> Development for undefined uses refers to proposals that do not fall within the ambit of a defined use as set out in Schedule 7.

<b>TABLE 4A - Material Change of Use<sup>1</sup></b>		
<b>Column 1 Defined Use</b>	<b>Column 2 Assessment Category</b>	<b>Column 3 Assessment Criteria</b>
<i>All:</i>	<b>Impact assessable:</b> All circumstances	

**TABLE 4B – Development other than material change of use**

Column 1 Nature of Development	Column 2 Assessment Category	Column 3 Assessment Criteria
<b>(1) BUILDING WORK NOT ASSOCIATED WITH MATERIAL CHANGE OF USE:</b>		
<p><i>All:</i></p>	<p><b>Code assessable:</b></p> <p>If for:</p> <p>(i) a building or structure having a building height greater than the following measured above ground level:</p> <p style="padding-left: 40px;">(1) 8.5 metres for a habitable building or for a <i>Community use</i>, or</p> <p style="padding-left: 40px;">(2) 3.5 metres for a <i>Small-scale tourist facility, Bed and breakfast, Home-based business</i> or an outbuilding;</p> <p>or</p> <p>(ii) a fence or wall forward of the building line over 1.8m in height and less than 50% transparent;</p> <p>or</p> <p>(iii) a retaining wall over 2m in height;</p> <p>or</p> <p>(iv) a Class 10 building on premises not associated with an existing <i>Dwelling house</i>;</p> <p>or</p> <p>(v) displacement of more than 20 m<sup>3</sup> of material;</p> <p>or</p> <p>(vi) a building or structure on land in the SMOA to the airport shown in SMOA map 2E(i):</p> <p style="padding-left: 40px;">(1) in the IHS footprint and higher than RL485m AHD, or</p> <p style="padding-left: 40px;">(2) in the ATOS footprint and penetrating the ATOS.</p>	<p><u><b>Applicable Codes:</b></u></p> <p>(i) For building or structure height: § Rural Residential Locality Code – Element (c)(ii)O8.</p> <p>(ii) For fences and walls: § Rural Residential Locality Code - Element (c)(v).</p> <p>(iii) For a Class 10 building: § Rural Residential Locality Code - Elements (c)(i) and (ii), (d) and (g).</p> <p>(iv) For displacement of material: § Rural Residential Locality Code - Elements (d) and (g);</p> <p><b>AND</b></p> <p>(i) If in a SMOA on SMOA map 2E(i): § Community Facility Overlay Code</p>
<b>(2) OPERATIONAL WORK NOT ASSOCIATED WITH MATERIAL CHANGE OF USE:</b>		
<p><i>Placement of an advertisement device:</i></p> <p><b>NOTE:</b> <i>The placement of an advertisement device is an inconsistent development (refer SO 12 in 3.3.2))</i></p>	<p><b>Code assessable:</b></p> <p>All circumstances</p>	<p><u><b>Applicable Code:</b></u></p> <p>§ Rural Residential Zone Code – Elements (c)(vi), (d) and (g)</p>
<p><i>Excavation and/or filling that materially affects premises:</i></p>	<p><b>Code assessable:</b></p> <p>If:</p> <p>(i) for a:</p> <p style="padding-left: 40px;">(1) <i>Telecommunication facility (medium impact)</i>,</p> <p style="padding-left: 40px;">(2) <i>Major utility</i>, or</p> <p style="padding-left: 40px;">(3) <i>Extractive industry</i>;</p> <p>or</p> <p>(ii) for a change in the ground level of more than 1 metre or if more than 20 cubic metres of material is filled or excavated.</p> <p>(iii) capable of storing water and/or causing the ponding of water and:</p> <p style="padding-left: 40px;">(1) the distance from any point on the edge of the full water level to any downstream property boundary (including road reserve) is less than the widest distance in any direction on the surface of the water at its maximum fill level; or</p> <p style="padding-left: 40px;">(2) the distance from any point on the edge of the full water level to any upstream property boundary (including to road reserve) is less than half the widest distance in any direction on the surface of the water at its maximum fill level</p>	<p><u><b>Applicable Codes:</b></u></p> <p>§ Rural Residential Zone Code – Element (g);</p> <p><b>AND</b></p> <p>(i) For Telecommunications Facility: § Telecommunications Facilities Code</p> <p>(ii) For Extractive Industry: § Extractive Industry and Borrow Pit Code;</p> <p><b>AND</b></p> <p>(i) If in a SMOA on SMOA maps 2A to 2D(i) inclusive: § Natural Features and Resources Overlay Code</p>

<b>TABLE 4B – Development other than material change of use</b>		
<b>Column 1 Nature of Development</b>	<b>Column 2 Assessment Category</b>	<b>Column 3 Assessment Criteria</b>
<b>(2) OPERATIONAL WORK NOT ASSOCIATED WITH MATERIAL CHANGE OF USE CONTINUED:</b>		
<i>Works associated with reconfiguring a lot:</i>	<b>Code assessable:</b> All circumstances	<b><u>Applicable Codes:</u></b> § Rural Residential Locality Code – Elements (b), (d), (f) and (g) <b>AND</b> (i) If in a SMOA on SMOA maps 2C: § Natural Features and Resources Overlay Code – Element (d) and (e)
<b>(3) RECONFIGURING A LOT NOT ASSOCIATED WITH MATERIAL CHANGE OF USE:</b>		
<i>Reconfiguring a lot:</i>	<b>Code assessable:</b> All except if impact assessable as follows. <b>Impact assessable:</b> If: (i) resulting in a lot if the compliant 2500sqm building area (with a minimum dimension of 50m) is in: (1) the buffer area to the boundary to an <i>Intensive animal husbandry</i> premises shown on SMOA map 2D(i); (2) the Mineral and Extractive Resources and Buffer Area as shown on SMOA map 2A; (3) the 500 metre buffer area to a <i>Major utility</i> shown on SMOA map 2E; or (4) the 200 metre buffer to land included in the Industrial Zone on the Zone maps shown in SMOA map 2D(i); or (ii) involving a site under: (1) 8000sqm in area in the RRC preferred land use area, or (2) 2ha in area in the RRB preferred land use area.	<b><u>Applicable Codes:</u></b> § Rural Residential Locality Code – Elements (b), (d), (f) and (g); <b>AND</b> (i) If in a SMOA on SMOA maps 2A or 2D(i) inclusive: § Natural Features and Resources Overlay Code (ii) If in the IHS footprint SMOA on SMOA map 2E(i) or in a SMOA on SMOA map 2E: § Community Infrastructure Overlay Code
<b>(4) OTHER THAN SPECIFIED ABOVE AND NOT ASSOCIATED WITH MATERIAL CHANGE OF USE:</b>		
<i>All:</i>	<b>Exempt:</b> All circumstances	Nil